

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Central Area / 15

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 447

Range of Sale Dates: 1/2000 - 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$101,300	\$193,100	\$294,400	\$323,000	91.1%	13.57%
2002 Value	\$107,700	\$209,400	\$317,100	\$323,000	98.2%	13.38%
Change	+\$6,400	+\$16,300	+\$22,700		+7.1%	-0.19%
% Change	+6.3%	+8.4%	+7.7%		+7.8%	-1.40%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.19% and -1.40% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$104,600	\$164,600	\$269,200
2002 Value	\$111,400	\$177,100	\$288,500
PercentChange	+6.5%	+7.6%	+7.2%

Number of improved Parcels in the Population: 5407

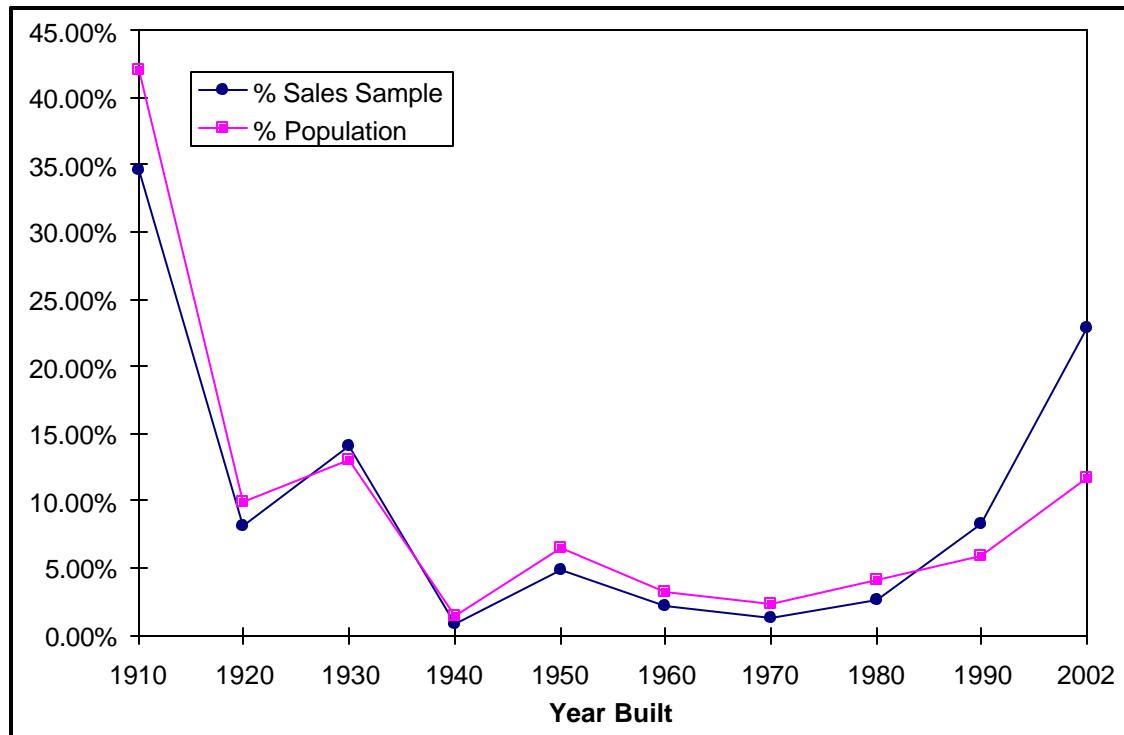
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in sub-area 11 received a greater upward adjustment than other parcels, as did parcels in all sub-areas where the imp was a grade 8 in average condition.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	155	34.68%
1920	36	8.05%
1930	63	14.09%
1940	4	0.89%
1950	22	4.92%
1960	10	2.24%
1970	6	1.34%
1980	12	2.68%
1990	37	8.28%
2002	102	22.82%
	447	

Population		
Year Built	Frequency	% Population
1910	2272	42.02%
1920	535	9.89%
1930	707	13.08%
1940	76	1.41%
1950	350	6.47%
1960	173	3.20%
1970	126	2.33%
1980	220	4.07%
1990	318	5.88%
2002	630	11.65%
	5407	

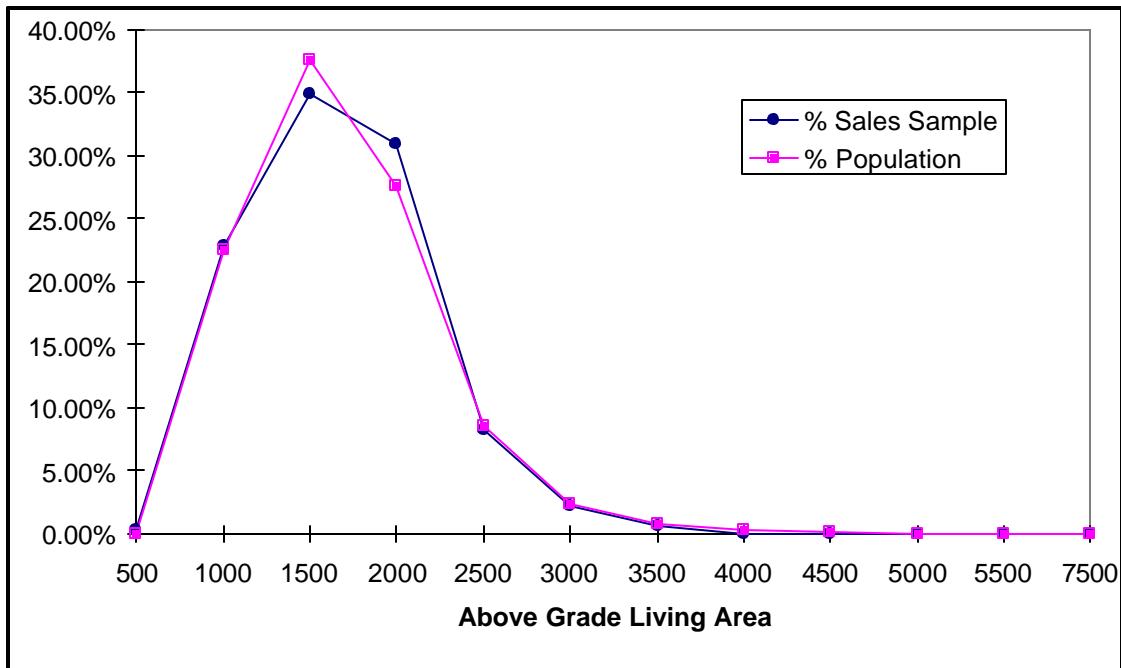


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.22%
1000	102	22.82%
1500	156	34.90%
2000	138	30.87%
2500	37	8.28%
3000	10	2.24%
3500	3	0.67%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	447	

Population		
AGLA	Frequency	% Population
500	3	0.06%
1000	1222	22.60%
1500	2033	37.60%
2000	1494	27.63%
2500	463	8.56%
3000	129	2.39%
3500	41	0.76%
4000	15	0.28%
4500	7	0.13%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	5407	

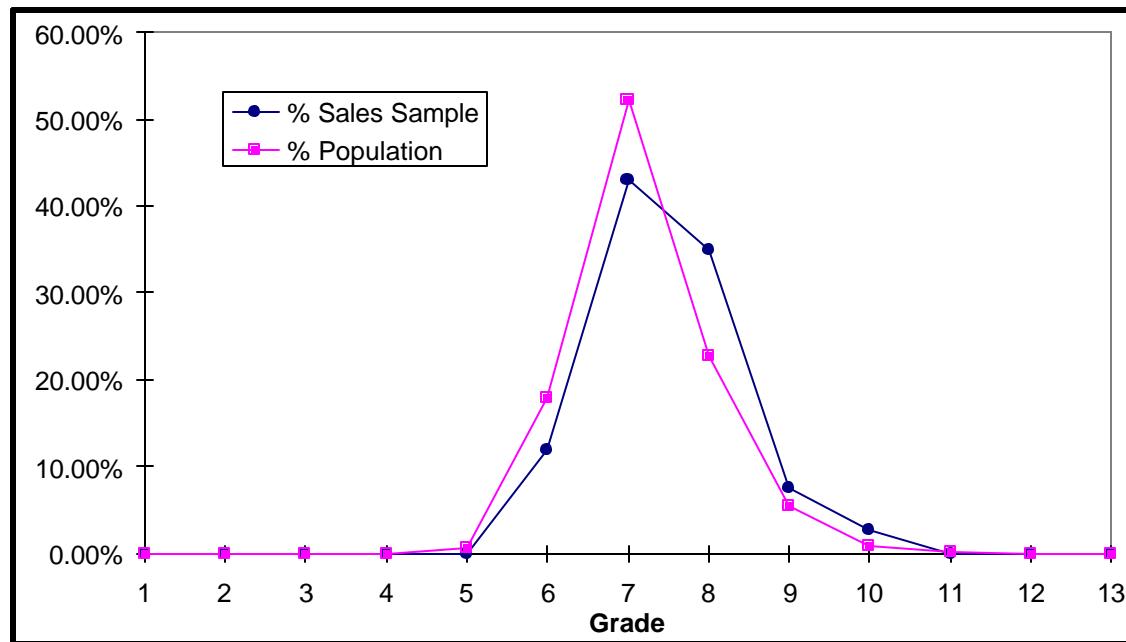


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

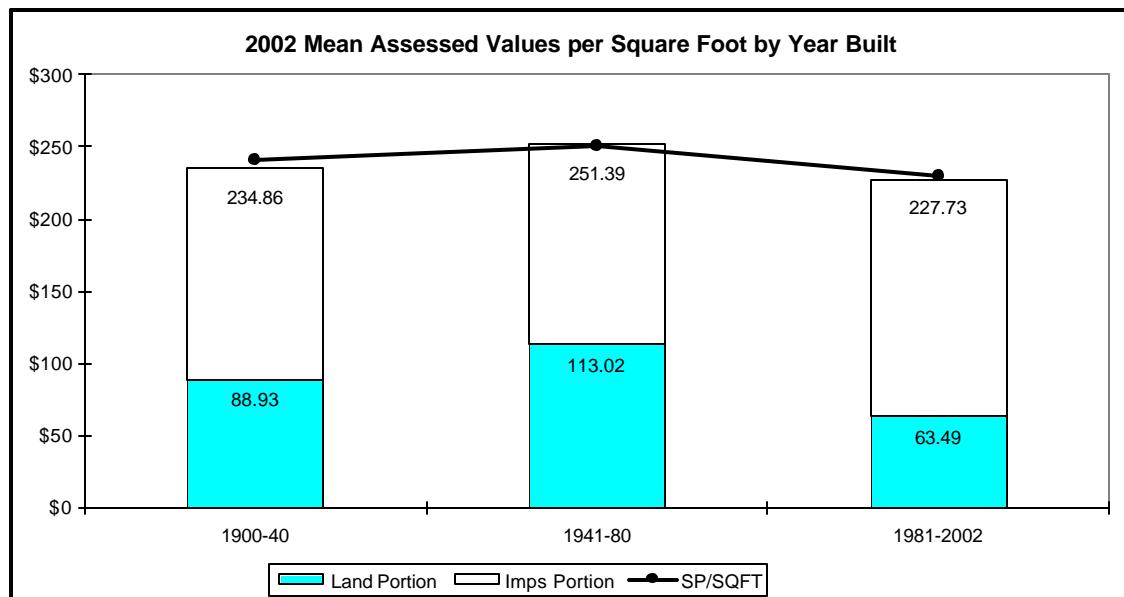
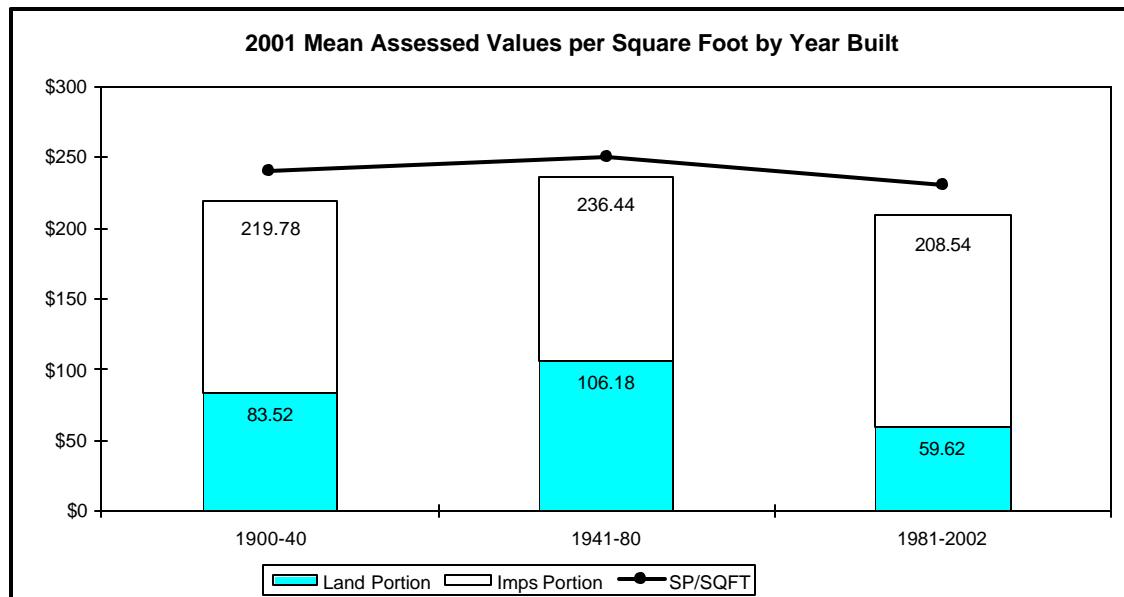
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	53	11.86%
7	192	42.95%
8	156	34.90%
9	34	7.61%
10	12	2.68%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		447

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	37	0.68%
6	966	17.87%
7	2822	52.19%
8	1232	22.79%
9	294	5.44%
10	47	0.87%
11	8	0.15%
12	0	0.00%
13	0	0.00%
		5407



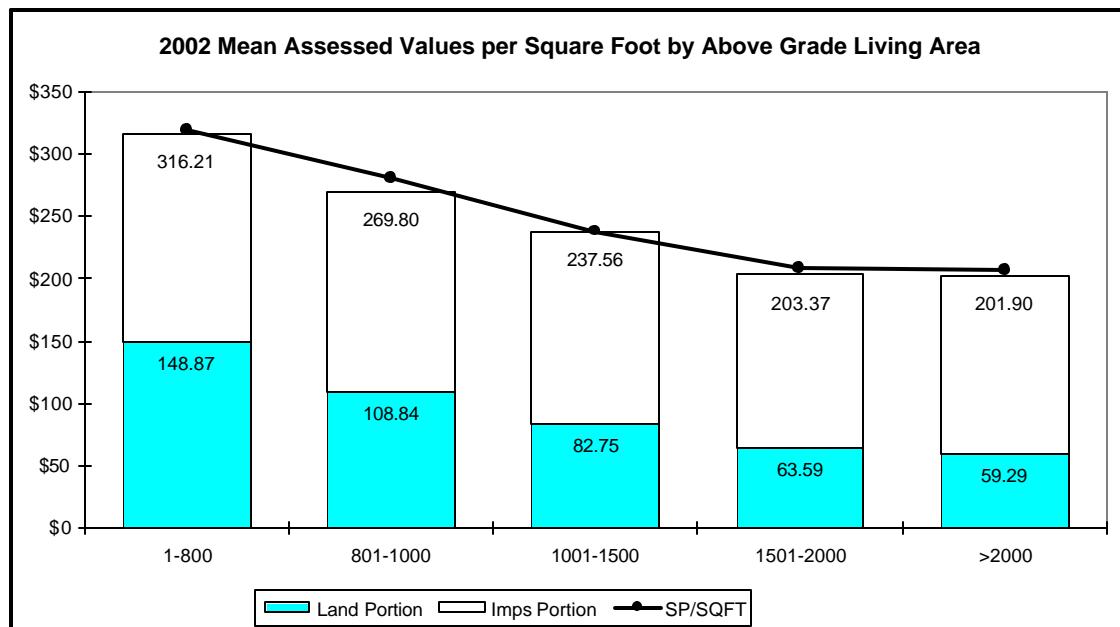
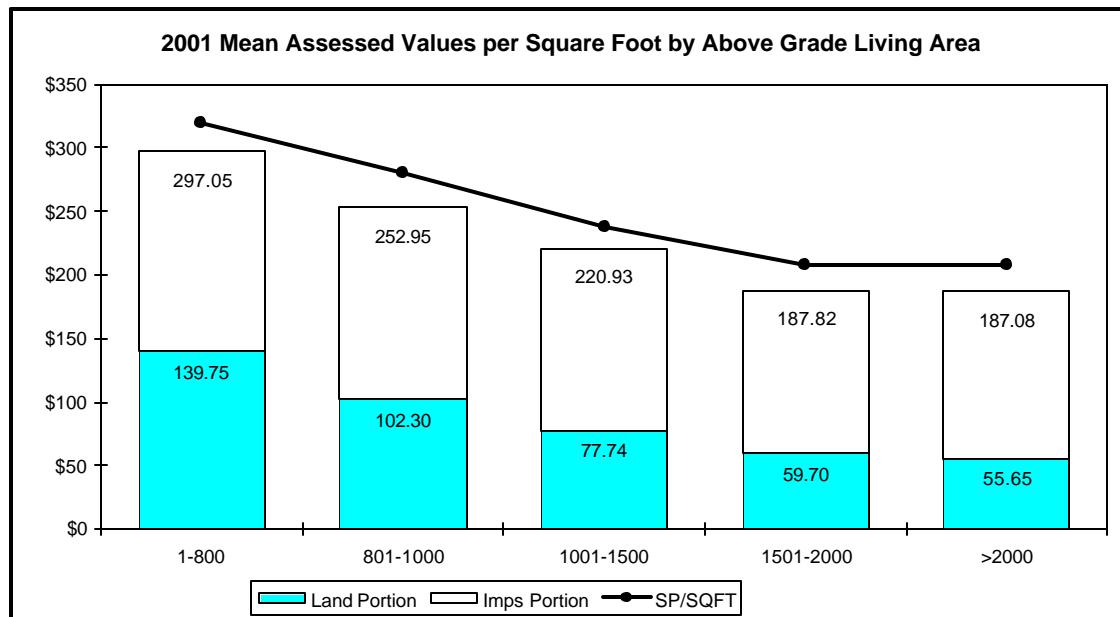
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is good for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



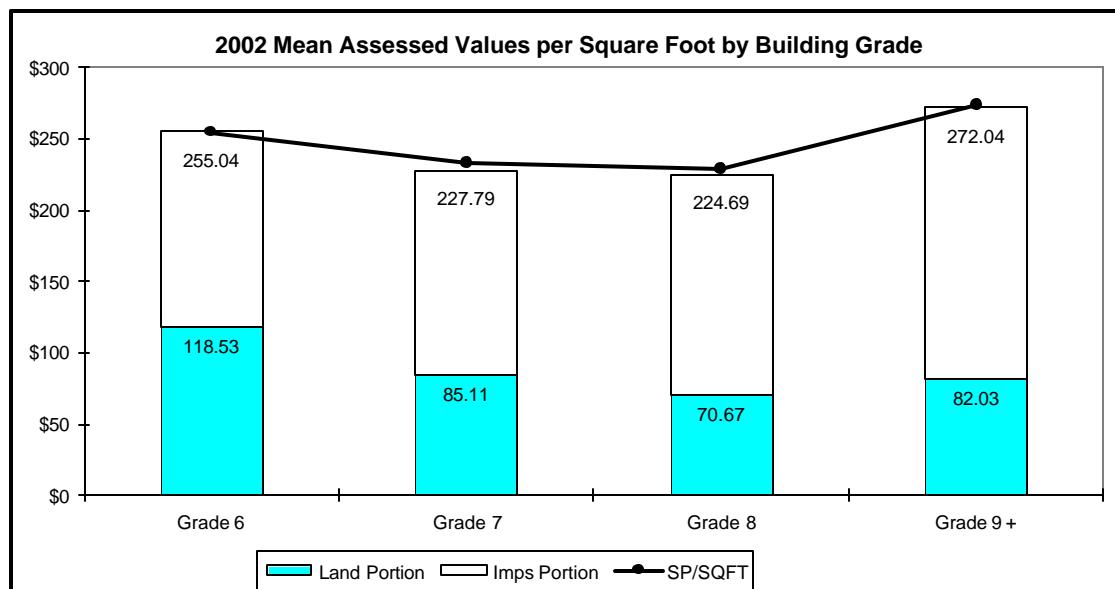
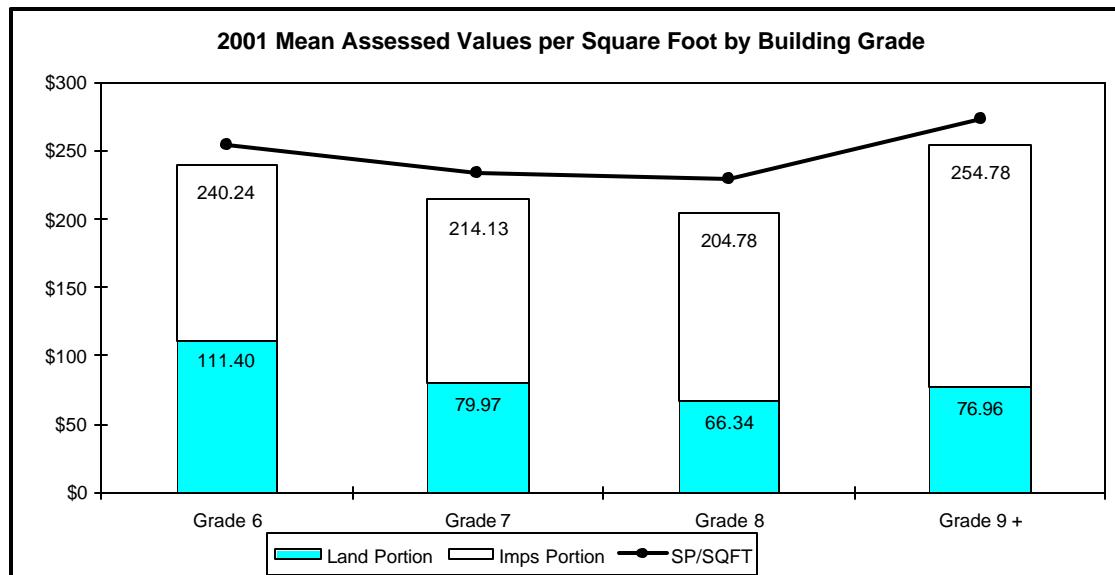
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (16 useable land sales) in area 15 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties is assumed to apply to previous land value. The following formula will be applied to all land:

2002 Land Value = 2001 Land Value x 1.07, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 447 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis revealed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade 8 improvements in average condition & sub-area 11.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (.9428074 + (-.04494748 if in sub-area 11) + (-.04528693 if improvement is grade 8 in average condition.))

The resulting total value is rounded down to the next \$1,000, *then*:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report.

- Other:*
- *If multiple houses exist on a parcel, the formula derived from the primary building is Used.
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, then the overall percent change as indicated by the sales sample is used to arrive at a new total value. (2002 Land Value + Previous Improvement Value * 1.07).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 15 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.07%

Sub-Area 11	Yes
% Adjustment	5.31%
Grade 8 Avg Cond	Yes
% Adjustment	5.35%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 8 home in average condition and located in sub-area 11 would approximately receive a 16.73% upward adjustment (6.07% + 5.31% + 5.35%). Only 54 parcels get this adjustment.

Homes located in sub-area 11 would receive approximately 11.38% upward adjustment.
14.8% of the 1-3 family home parcels get this adjustment.

Grade 8 homes in average condition would receive approximately 11.42% upward adjustment.
9.3% of the 1-3 family home parcels get this adjustment.

76% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

There are 5407 parcels that are improved with 1-3 family homes in this area.

Area 15 was last physically inspected in 2001.

Area 15 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
6	53	0.946	1.005	6.2%	0.967	1.043
7	192	0.914	0.973	6.4%	0.953	0.993
8	156	0.894	0.981	9.7%	0.959	1.002
9 & Above	46	0.930	0.993	6.8%	0.968	1.019
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1940	258	0.908	0.972	7.1%	0.955	0.989
1941-1980	50	0.948	1.008	6.4%	0.969	1.047
1981-1992	139	0.908	0.990	9.1%	0.971	1.009
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	192	0.905	0.984	8.8%	0.965	1.002
Average	165	0.915	0.977	6.7%	0.955	0.999
Good	90	0.920	0.985	7.1%	0.959	1.010
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	165	0.929	0.991	6.7%	0.970	1.012
1.5	102	0.901	0.969	7.6%	0.940	0.998
2	151	0.904	0.978	8.2%	0.958	0.999
More than 2	29	0.914	1.003	9.7%	0.965	1.042

Area 15 Annual Update Ratio Confidence Intervals

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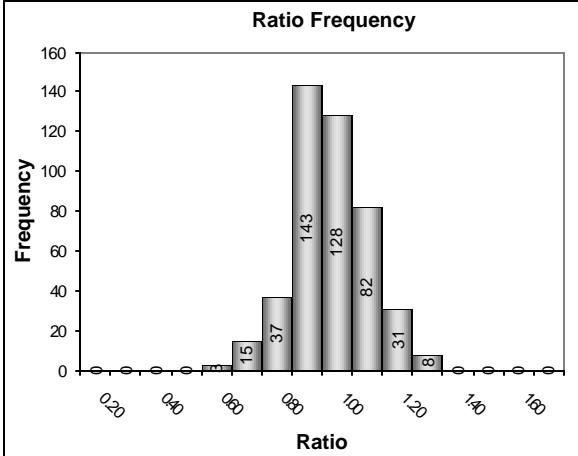
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1-800		39	0.930	0.990	6.5%	0.954	1.026
801-1000		64	0.901	0.961	6.7%	0.929	0.993
1001-1500		156	0.926	0.997	7.6%	0.976	1.018
1501-2000		138	0.901	0.976	8.3%	0.951	1.001
Greater than 2000		50	0.905	0.977	7.9%	0.946	1.008
View Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N		329	0.912	0.983	7.8%	0.968	0.997
Y		118	0.911	0.980	7.5%	0.956	1.004
Wft Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N		447	0.912	0.982	7.7%	0.969	0.994
Sub		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
3		146	0.907	0.973	7.3%	0.952	0.994
4		243	0.923	0.987	6.9%	0.971	1.003
11		58	0.876	0.981	11.9%	0.935	1.026
Lot Size		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-3000		103	0.902	0.981	8.8%	0.956	1.006
3001-5000		249	0.915	0.982	7.3%	0.965	0.998
5000-12000		95	0.912	0.983	7.8%	0.954	1.012
Grade 8 Avg Condition		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N		361	0.920	0.981	6.7%	0.967	0.995
Y		86	0.880	0.983	11.7%	0.956	1.010

Annual Update Ratio Study Report (Before)

2001 Assessments

<i>Enter population --></i>		5407	
District/Team: WC / Team - 1	Lien Date: 01/01/2001	Date of Report: 8/13/2002	Sales Dates: 1/2000 - 12/2001
Area 15	Appr ID: FLIP	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>			447
<i>Mean Assessed Value</i>			294,400
<i>Mean Sales Price</i>			323,000
<i>Standard Deviation AV</i>			96,322
<i>Standard Deviation SP</i>			112,210
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>			0.928
<i>Median Ratio</i>			0.919
<i>Weighted Mean Ratio</i>			0.911
UNIFORMITY			
<i>Lowest ratio</i>			0.583
<i>Highest ratio:</i>			1.280
<i>Coefficient of Dispersion</i>			10.81%
<i>Standard Deviation</i>			0.126
<i>Coefficient of Variation</i>			13.57%
<i>Price Related Differential (PRD)</i>			1.018
RELIABILITY			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>			0.904
<i>Upper limit</i>			0.934
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>			0.917
<i>Upper limit</i>			0.940
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>			5407
<i>B (acceptable error - in decimal)</i>			0.05
<i>S (estimated from this sample)</i>			0.126
<i>Recommended minimum:</i>			25
<i>Actual sample size:</i>			447
<i>Conclusion:</i>			OK
NORMALITY			
<i>Binomial Test</i>			
# ratios below mean:			236
# ratios above mean:			211
Z:			1.182
<i>Conclusion:</i>			Normal*
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Single Family Residences throughout area 15

Annual Update Ratio Study Report (After)

2002 Assessments

Enter population -->

5407

District/Team: WC / Team - 1	Lien Date: 01/01/2002	Date of Report: 8/13/2002	Sales Dates: 1/2000 - 12/2001
Area 15	Appr ID: FLIP	Property Type: Single Family Residences	Adjusted for time?: No

SAMPLE STATISTICS

Sample size (n)	447
Mean Assessed Value	317,100
Mean Sales Price	323,000
Standard Deviation AV	103,959
Standard Deviation SP	112,210

ASSESSMENT LEVEL

Arithmetic Mean Ratio	0.998
Median Ratio	0.988
Weighted Mean Ratio	0.982

UNIFORMITY

Lowest ratio	0.632
Highest ratio:	1.379
Coefficient of Dispersion	10.67%
Standard Deviation	0.134
Coefficient of Variation	13.38%
Price Related Differential (PRD)	1.017

RELIABILITY

95% Confidence: Median	
Lower limit	0.975
Upper limit	1.006
95% Confidence: Mean	
Lower limit	0.986
Upper limit	1.011

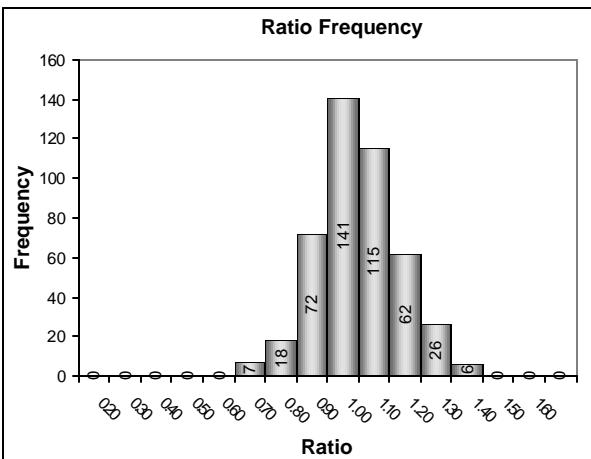
SAMPLE SIZE EVALUATION

N (population size)	5407
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.134
Recommended minimum:	29
Actual sample size:	447
Conclusion:	OK

NORMALITY

Binomial Test	
# ratios below mean:	237
# ratios above mean:	210
Z:	1.277
Conclusion:	Normal*

*i.e. no evidence of non-normality



COMMENTS:

Single Family Residences throughout area 15

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 15
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
3	712830	0040	05/25/01	165000	680	0	6	1900	3	4500	Y	N	805 20TH AV S
3	684070	1580	01/26/01	160000	700	200	6	1950	3	4600	N	N	123 MARTIN LUTHER KING JR WY
3	722850	0405	03/28/00	189000	700	0	6	1924	4	2370	N	N	936 22ND AV
3	684070	1585	08/17/01	171000	700	0	6	1950	3	4600	N	N	127 MARTIN LUTHER KING JR WY
3	684070	1585	01/09/01	175000	700	0	6	1950	3	4600	N	N	127 MARTIN LUTHER KING JR WY
3	981870	0540	03/12/01	178000	710	0	6	1948	4	4000	N	N	322 27TH AV
3	140030	0100	05/29/01	76899	760	0	6	1910	3	2924	N	N	701 MARTIN LUTHER KING JR WY S
3	722850	1876	11/20/01	208500	860	0	6	1941	4	5000	N	N	1619 21ST AV
3	912610	1555	05/10/00	140000	860	300	6	1900	2	2580	N	N	818 22ND AV
3	912610	1120	10/02/00	191000	890	0	6	1900	3	3600	N	N	613 22ND AV
3	912610	1755	05/23/01	146000	910	0	6	1901	4	2580	N	N	725 23RD AV
3	981870	0571	08/30/01	175950	920	0	6	1965	3	4000	N	N	336 27TH AV
3	225850	0049	11/08/01	240000	950	140	6	1948	4	4250	N	N	730 19TH AV
3	605860	0235	10/31/01	205000	980	0	6	1905	4	3800	N	N	803 24TH AV S
3	516070	0065	09/17/01	149950	1050	0	6	1904	3	4000	N	N	949 25TH AV S
3	912610	0010	08/08/01	193000	1080	0	6	1900	4	3600	N	N	906 20TH AV
3	722850	1210	06/07/00	166000	1140	0	6	1900	4	3150	N	N	933 22ND AV
3	912610	0285	03/23/01	179950	1150	0	6	1901	3	3600	N	N	723 21ST AV
3	722850	0760	06/21/01	240000	1230	0	6	1902	4	3810	N	N	1623 22ND AV
3	130330	0065	12/13/00	173000	1540	0	6	1901	4	2870	N	N	325 19TH AV E
3	754480	0195	09/06/00	198000	760	0	7	1900	4	3000	N	N	422 22ND AV
3	225450	2435	07/26/00	239950	800	700	7	1945	4	7680	Y	N	826 19TH AV
3	794260	0995	01/18/00	225000	820	120	7	1926	3	4800	N	N	320 14TH AV
3	794260	1065	11/20/00	249900	840	0	7	1924	4	4800	Y	N	311 15TH AV
3	794260	1935	09/13/01	243000	850	500	7	1927	4	5120	N	N	401 20TH AV
3	912610	1600	02/01/01	192000	861	0	7	1999	3	2580	N	N	807 23RD AV
3	912610	1455	07/20/00	180000	870	510	7	1910	5	2700	N	N	905 22ND AV
3	722850	1235	11/08/01	214000	920	210	7	1924	4	5080	N	N	914 21ST AV

Sales Available for Annual Update Analysis
Area 15
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
3	722850	0885	08/29/01	192180	930	0	7	1902	5	3185	N	N	1475 22ND AV
3	095500	0260	06/26/01	322000	930	0	7	1910	4	4200	N	N	226 21ST AV E
3	332000	0695	02/21/01	175000	940	940	7	1910	4	2688	N	N	613 18TH AV S
3	794260	0045	08/24/00	249900	940	860	7	1979	3	5120	Y	N	540 19TH AV
3	912610	0055	07/09/01	134000	940	590	7	1983	3	3600	N	N	824 20TH AV
3	713230	0670	11/09/01	191775	990	0	7	1902	4	4000	Y	N	1110 HIAWATHA PL S
3	684070	0260	08/30/00	209500	990	0	7	1926	3	5000	N	N	542 25TH AV
3	225650	0006	05/30/00	190000	1000	0	7	1901	3	1745	N	N	1715 E MARION ST
3	722850	0670	07/11/00	227000	1000	0	7	1904	5	2370	N	N	1618 22ND AV
3	684070	1110	06/27/01	201499	1010	0	7	1956	4	4400	N	N	340 25TH AV
3	246090	0090	07/18/00	203000	1010	300	7	1908	4	3893	N	N	933 23RD AV S
3	516070	0040	09/14/01	265000	1010	0	7	1901	5	4000	N	N	927 25TH AV S
3	912610	1645	01/26/00	195000	1020	780	7	1900	5	3870	N	N	726 22ND AV
3	912610	0749	08/22/00	240000	1020	600	7	1999	3	2964	N	N	2111 E TERRACE ST
3	912610	0747	04/14/00	243335	1020	600	7	1999	3	3198	N	N	320 21ST AV
3	912610	0745	03/27/01	282000	1020	600	7	1999	3	3198	N	N	2101 E TERRACE ST
3	794260	1105	12/20/01	215000	1040	200	7	1918	4	4800	N	N	343 15TH AV
3	912610	1585	08/25/00	225000	1050	0	7	1993	3	2580	N	N	800 22ND AV
3	225450	2464	03/21/01	374500	1070	560	7	1915	4	6400	N	N	823 20TH AV
3	912610	1605	01/04/01	200000	1092	0	7	1999	3	2580	N	N	811 23RD AV
3	794260	1155	04/26/00	317000	1095	0	7	1901	5	5120	N	N	348 15TH AV
3	912610	1261	06/07/00	286500	1120	0	7	1900	5	5400	N	N	717 22ND AV
3	684070	0295	01/08/01	250000	1140	0	7	1924	4	5000	N	N	508 25TH AV
3	225450	2360	08/13/01	264950	1230	120	7	1947	4	5120	N	N	707 20TH AV
3	684070	1020	10/05/01	224500	1310	0	7	1922	3	4500	N	N	360 26TH AV
3	912610	1295	02/27/01	210000	1330	0	7	1900	4	3600	Y	N	828 21ST AV
3	981870	0720	01/27/00	235000	1360	0	7	1999	3	2300	N	N	522 27TH AV
3	722850	0560	01/31/00	210000	1410	0	7	1904	4	4740	N	N	1418 22ND AV
3	140030	0033	07/17/00	261000	1440	0	7	1999	3	2563	N	N	703 25TH AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
3	140030	0030	03/22/00	259900	1450	0	7	1999	3	2585	N	N	701 25TH AV S
3	140030	0030	11/28/00	250000	1450	0	7	1999	3	2585	N	N	701 25TH AV S
3	722850	0355	11/03/00	170000	1480	0	7	1908	3	2370	N	N	947 23RD AV
3	516070	0025	05/22/01	345000	1480	0	7	1908	4	4000	N	N	934 24TH AV S
3	981870	0390	02/22/01	300500	1490	0	7	1926	5	4000	N	N	339 27TH AV
3	722850	1520	05/22/01	105000	1520	0	7	1901	2	4744	N	N	930 20TH AV
3	332000	0870	02/09/01	144000	1520	0	7	1915	3	4920	Y	N	703 18TH AV S
3	912610	1390	04/07/00	285000	1540	0	7	1904	4	3600	N	N	817 22ND AV
3	225550	0045	10/09/00	217000	1550	0	7	1900	4	3600	N	N	722 16TH AV
3	712830	0220	08/29/01	245500	1550	0	7	1997	3	3000	Y	N	2011 S INGERSOLL PL
3	912610	0860	03/25/01	359950	1560	200	7	1900	5	3600	N	N	406 21ST AV
3	981870	0170	12/08/00	299950	1560	0	7	1905	4	5000	N	N	173 27TH AV
3	722850	1865	12/11/00	325000	1580	600	7	1910	4	5625	N	N	1631 21ST AV
3	794260	0110	04/12/01	302500	1620	0	7	1904	3	6720	N	N	1920 E JEFFERSON ST
3	193730	0165	09/20/00	250000	1630	400	7	1911	4	6000	Y	N	811 19TH AV S
3	712830	0730	07/11/00	185000	1650	0	7	1976	3	6000	N	N	2014 S NYE PL
3	277910	0006	05/15/01	289500	1650	0	7	1991	3	3000	N	N	169 25TH AV
3	713230	0680	03/30/00	235000	1660	0	7	1997	3	4000	Y	N	1118 HIAWATHA PL S
3	912610	0864	03/19/01	249950	1680	700	7	1996	3	1800	N	N	402 1/2 21ST AV
3	722850	1065	11/30/01	395000	1750	0	7	1903	4	5080	N	N	1444 21ST AV
3	331950	1795	01/06/00	239700	1810	0	7	1905	4	4480	N	N	1846 S WELLER ST
3	684070	0300	04/26/00	215000	1830	0	7	1925	4	5200	N	N	502 25TH AV
3	981870	0230	03/15/00	235000	1910	0	7	1904	5	3000	N	N	150 27TH AV
3	794260	2070	04/16/00	240000	2050	980	7	1971	3	3617	N	N	1709 E ALDER ST
3	121100	0290	03/16/01	399900	2100	0	7	1912	5	4000	N	N	529 TEMPLE PL
3	000760	0048	04/06/01	215000	2220	0	7	1900	3	5160	N	N	208 23RD AV
3	134430	0165	04/18/01	315000	1120	0	8	1922	4	4200	N	N	524 21ST AV E
3	257240	0010	09/17/01	259950	1158	0	8	2001	3	1494	N	N	210 15TH AV
3	257240	0011	09/17/01	239950	1184	0	8	2001	3	1492	N	N	212 15TH AV

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
3	912610	0355	02/28/00	299950	1218	342	8	1999	3	1801	N	N	611 21ST AV
3	912610	0347	03/27/00	299950	1218	342	8	1999	3	1801	N	N	613 21ST AV
3	912610	0353	02/17/00	300000	1218	342	8	1999	3	1801	N	N	613 21ST AV
3	912610	0345	02/14/00	303775	1218	342	8	1999	3	1801	N	N	609 21ST AV
3	912610	0355	11/28/01	321000	1218	342	8	1999	3	1801	N	N	611 21ST AV
3	912610	0275	06/29/00	240000	1240	0	8	1993	3	3600	N	N	717 21ST AV
3	722850	1170	10/19/01	333500	1240	0	8	1907	5	3810	N	N	959 22ND AV
3	712830	0090	05/25/00	348000	1240	0	8	1912	5	4000	Y	N	855 20TH AV S
3	722850	2515	09/10/00	365000	1270	770	8	1903	5	4840	Y	N	1108 19TH AV
3	723460	0801	10/04/00	310000	1366	0	8	1998	3	1651	N	N	910 17TH AV
3	723460	0800	10/17/00	310000	1366	0	8	1997	3	1795	N	N	912 17TH AV
3	912610	0485	03/19/01	243000	1430	0	8	2000	3	1807	N	N	2020 E JEFFERSON ST
3	042404	9065	03/30/01	225570	1490	0	8	2000	3	2521	N	N	1116 26TH AV S
3	152330	0060	05/22/00	330000	1500	500	8	1918	5	4340	N	N	903 25TH AV S
3	722850	0410	04/21/00	295000	1510	0	8	1905	4	2370	N	N	928 22ND AV
3	257240	0005	02/22/01	295000	1540	0	8	1908	5	3010	N	N	214 15TH AV
3	794260	1540	01/17/01	180000	1540	0	8	1901	3	5120	N	N	318 17TH AV
3	095500	0255	05/04/01	266000	1570	0	8	1905	4	4200	N	N	222 21ST AV E
3	171040	0105	10/30/01	355000	1570	550	8	1984	3	3200	N	N	835 15TH AV
3	982670	1310	05/23/00	309900	1576	670	8	2000	3	2100	N	N	2007 E E ALDER ST
3	912610	1070	10/23/00	282000	1580	0	8	2000	3	1800	N	N	610 A 21ST AV
3	095800	0150	06/20/01	450000	1580	360	8	1982	3	5880	N	N	325 22ND AV E
3	754480	0045	09/24/01	297900	1604	0	8	1998	3	3000	N	N	2205 E TERRACE ST
3	423240	0415	06/26/00	350000	1610	0	8	1987	3	5400	N	N	519 18TH AV E
3	331950	1810	05/30/01	260000	1610	0	8	1966	4	4480	N	N	1834 S WELLER ST
3	171040	0045	12/05/00	245000	1610	0	8	1901	4	3200	N	N	808 14TH AV
3	095500	0245	03/07/01	300000	1640	0	8	1916	4	4200	N	N	212 21ST AV E
3	982670	1417	07/18/00	294500	1648	392	8	2000	3	2157	N	N	2119 E ALDER ST
3	982670	1419	02/28/00	299950	1648	392	8	2000	3	2416	N	N	2115 E ALDER ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
3	723460	0810	02/28/01	334000	1650	0	8	2000	3	1795	N	N	922 17TH AV
3	723460	0813	11/28/00	345950	1650	0	8	2000	3	1795	N	N	918 17TH AV
3	684070	1045	06/20/00	337000	1690	100	8	1928	5	4500	N	N	336 26TH AV
3	225450	1630	04/12/01	285000	1690	0	8	1904	3	3200	N	N	732 14TH AV
3	684070	1125	03/31/00	265000	1720	110	8	1930	4	4400	N	N	328 25TH AV
3	912610	0835	06/06/01	281500	1720	0	8	2001	3	2061	N	N	2101 E JEFFERSON ST
3	912610	0837	08/13/01	289900	1720	0	8	2001	3	1529	N	N	424 21ST AV
3	912610	0838	06/06/01	299500	1730	0	8	2001	3	2064	N	N	422 21ST AV
3	134430	0175	07/28/00	320000	1730	0	8	1927	3	4992	N	N	527 23RD AV E
3	722850	0675	05/22/01	320000	1730	0	8	2000	3	4740	N	N	1621 23RD AV
3	912610	0836	06/06/01	293400	1730	0	8	2001	3	1529	N	N	426 21ST AV
3	303720	0005	07/23/01	240000	1740	0	8	1900	4	2900	N	N	172 17TH AV
3	981870	0290	02/25/00	310000	1750	0	8	1902	4	4000	N	N	178 27TH AV
3	722850	1375	11/29/01	220000	1760	0	8	1900	4	7491	N	N	983 21ST AV
3	303720	0066	09/18/01	324950	1790	0	8	1998	3	2500	Y	N	207 17TH AV
3	712830	0350	06/02/01	370000	1790	0	8	1927	4	3000	Y	N	2001 S CHARLES ST
3	423240	0980	04/10/00	330000	1800	0	8	1904	1	4800	N	N	405 18TH AV E
3	423240	0980	12/24/01	380000	1800	0	8	1904	1	4800	N	N	405 18TH AV E
3	794260	1770	09/19/01	300000	1830	200	8	1907	4	5120	N	N	333 19TH AV
3	723460	0805	04/03/00	328950	1860	0	8	2000	3	1795	N	N	916 A 17TH AV
3	723460	0807	03/10/00	330000	1860	0	8	2000	3	1795	N	N	914 A 17TH AV
3	331950	2130	10/16/01	415000	1890	240	8	1904	5	4480	N	N	1847 S WELLER ST
3	912610	0458	12/06/01	387500	1930	0	8	2001	3	3600	N	N	512 20TH AV
3	723460	0850	11/21/00	332500	1960	0	8	1901	5	3600	N	N	905 18TH AV
3	723460	0808	03/10/00	344950	2000	0	8	2000	3	1651	N	N	914 B 17TH AV
3	723460	0806	03/21/00	347950	2000	0	8	2000	3	1651	N	N	916 B 17TH AV
3	723460	0812	04/06/01	359500	2010	0	8	2000	3	1652	N	N	920 A 17TH AV
3	723460	0811	04/06/01	360000	2010	0	8	2000	3	1652	N	N	920 B 17TH AV
3	423240	0200	05/01/01	509000	2180	0	8	1924	4	5640	N	N	607 18TH AV E

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
3	723460	0787	11/13/00	390000	2240	0	8	1910	4	2120	N	N	1614 E MARION ST
3	000760	0046	04/26/00	280000	2290	0	8	1999	3	5160	N	N	212 23RD AV
3	519110	0175	09/15/00	486000	1340	100	9	1926	4	4400	N	N	2011 E ROY ST
3	423240	0885	08/28/00	604500	1520	400	9	1904	5	2625	N	N	429 17TH AV E
3	423240	1185	05/25/00	439500	1560	0	9	1906	4	5040	Y	N	336 18TH AV E
3	423240	0780	10/19/00	480000	1560	0	9	1904	4	3600	N	N	410 16TH AV E
3	794260	0080	02/09/00	299000	1670	0	9	1901	4	5120	N	N	512 19TH AV
3	423240	0050	07/31/01	565000	1680	180	9	1987	3	3572	N	N	1520 E MERCER ST
3	519110	0100	03/19/01	545000	1680	0	9	1906	5	3200	N	N	616 20TH AV E
3	423240	0080	10/30/00	420000	1690	0	9	1991	3	2100	N	N	1610 E MERCER ST
3	423240	0055	05/01/01	538920	1720	780	9	1997	3	3948	N	N	1522 E MERCER ST
3	246090	0135	04/25/01	380000	2100	0	9	2000	3	4000	N	N	936 22ND AV S
3	423240	0025	04/13/01	511500	2120	0	9	1902	5	3444	N	N	606 15TH AV E
3	193730	0260	12/17/01	460000	2612	0	9	2001	3	3200	Y	N	816 19TH AV S
3	423240	0120	03/08/01	720000	2810	400	9	1902	4	5640	N	N	615 17TH AV E
3	794260	1510	11/29/00	510000	2410	0	10	2000	3	5120	N	N	342 17TH AV
4	501600	1620	12/13/01	165000	460	0	6	1927	3	4000	N	N	436 27TH AV E
4	983930	1095	09/06/01	275000	580	0	6	1903	4	4400	Y	N	929 31ST AV
4	982870	1800	04/11/00	173500	610	0	6	1908	4	1152	N	N	2618 E JOHN ST
4	982870	1804	08/18/00	169500	620	0	6	1908	4	1120	N	N	2614 E JOHN ST
4	920990	0615	11/21/00	265000	620	620	6	1909	4	4400	N	N	3001 E HARRISON ST
4	118600	0145	12/20/01	229000	630	0	6	1918	5	2850	Y	N	1608 32ND AV
4	118600	0145	10/05/00	233922	630	0	6	1918	5	2850	Y	N	1608 32ND AV
4	920990	0185	06/02/00	205000	630	0	6	1907	4	5500	N	N	538 30TH AV E
4	982820	0225	05/25/01	135000	670	0	6	1923	4	1500	N	N	2416 E OLIVE ST
4	501600	2205	03/23/00	163000	670	0	6	1968	3	5000	N	N	406 25TH AV E
4	982820	1180	07/09/01	200000	680	0	6	1920	5	4800	N	N	1509 MARTIN LUTHER KING JR WY
4	920990	0460	06/30/00	235000	700	0	6	1931	5	4092	N	N	3108 E HARRISON ST
4	501600	2955	06/08/01	299000	700	320	6	1952	4	5248	N	N	407 25TH AV E

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
4	211020	0060	12/22/01	238000	740	0	6	1908	5	3000	N	N	729 33RD AV
4	982820	0510	11/14/01	149500	750	0	6	1905	3	4800	Y	N	1525 26TH AV
4	983930	0415	12/20/01	180500	760	0	6	1944	3	4600	N	N	1411 29TH AV
4	920990	0440	07/21/00	255000	760	0	6	1918	4	3360	N	N	408 31ST AV E
4	982820	1360	02/14/00	245000	770	180	6	1944	4	4800	Y	N	1734 27TH AV
4	501600	0480	04/26/01	195000	780	0	6	1953	4	3872	N	N	429 29TH AV E
4	982820	0750	03/24/00	195000	800	0	6	1904	4	3600	Y	N	1733 27TH AV
4	982870	1630	02/18/00	205500	820	0	6	1908	5	4613	N	N	2711 E THOMAS ST
4	982870	1770	10/16/01	253000	840	0	6	1907	4	3200	Y	N	231 27TH AV E
4	118900	0141	12/12/01	230000	880	0	6	1951	4	3248	N	N	2623 E PIKE ST
4	920990	0260	10/27/00	242500	890	0	6	1901	4	4200	N	N	425 30TH AV E
4	982820	1645	06/12/00	166500	890	350	6	1919	4	4200	N	N	1516 MARTIN LUTHER KING JR WY
4	982820	0585	07/27/00	185000	900	150	6	1901	5	7200	Y	N	2515 E OLIVE ST
4	982870	1205	08/02/01	188500	910	0	6	1915	3	4080	Y	N	121 29TH AV E
4	501600	0310	05/24/00	305000	930	0	6	1908	3	3800	Y	N	325 DEWEY PL E
4	982870	1506	06/25/01	214000	940	0	6	1901	4	4800	Y	N	122 27TH AV E
4	721740	0470	09/14/01	206000	950	0	6	1947	5	4200	N	N	1102 25TH AV
4	533220	0500	11/15/00	214000	960	0	6	1925	5	5512	N	N	801 29TH AV E
4	920990	0030	09/26/00	269500	1000	0	6	1916	4	3229	N	N	526 31ST AV E
4	381440	0135	06/19/00	249950	1050	170	6	1903	4	2984	N	N	911 29TH AV
4	722850	0085	12/20/01	215000	1300	0	6	1943	4	6106	N	N	1518 23RD AV
4	920990	0315	09/20/00	184000	1320	0	6	1909	3	4400	N	N	417 31ST AV E
4	982870	1930	03/20/00	205000	1320	0	6	1900	4	4800	Y	N	119 27TH AV E
4	983930	0120	12/19/01	319950	1430	0	6	1908	3	4400	N	N	1400 31ST AV
4	501500	1395	11/12/01	240410	1460	0	6	1906	5	4000	N	N	2608 E ROY ST
4	721740	1160	07/05/01	259950	690	290	7	1905	4	6400	N	N	936 25TH AV
4	501600	2120	04/12/01	190000	720	260	7	1928	4	3300	Y	N	440 25TH AV E
4	501500	0845	01/10/00	245000	740	740	7	1910	4	4000	N	N	2434 E ALOHA ST
4	501600	1095	08/04/00	260000	740	0	7	1925	4	5000	Y	N	328 25TH AV E

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
4	982820	0540	05/25/00	269900	740	740	7	1917	4	2400	Y	N	2510 E PINE ST
4	051900	0080	08/15/00	213000	760	0	7	1907	5	1560	N	N	2421 E MARION ST
4	982870	1155	04/24/01	310000	780	390	7	1916	5	3600	Y	N	139 29TH AV E
4	155620	0040	07/20/01	272500	780	500	7	1919	5	2652	N	N	2825 E COLUMBIA ST
4	982870	0455	10/30/00	310000	800	0	7	1945	5	6600	Y	N	132 30TH AV E
4	982820	0545	06/25/01	256000	810	150	7	1922	4	2400	N	N	2500 E PINE ST
4	684070	0011	07/12/00	177000	820	620	7	2000	3	3331	N	N	2610 E MARION ST
4	501600	0495	08/01/01	327350	830	170	7	1927	5	1920	N	N	417 29TH AV E
4	920990	0215	08/27/01	243500	840	660	7	1976	3	4080	N	N	517 30TH AV E
4	501500	0220	04/13/01	325000	840	0	7	1901	4	4000	Y	N	2415 E HELEN ST
4	982820	0637	02/02/01	240000	850	0	7	1907	4	3600	N	N	1712 25TH AV
4	501600	0280	05/22/01	299950	860	200	7	1908	5	7440	Y	N	305 DEWEY PL E
4	982870	1545	05/03/01	245000	860	660	7	1910	3	3444	Y	N	125 MARTIN LUTHER KING JR WY E
4	982820	2314	06/04/01	295000	870	590	7	1984	3	4680	Y	N	3003 E PINE ST
4	982870	1670	08/06/01	217500	870	0	7	1940	3	4845	N	N	221 MARTIN LUTHER KING JR WY E
4	118900	0075	05/25/01	252500	890	0	7	1921	4	3312	N	N	2610 E UNION ST
4	721740	1280	05/26/00	225000	910	150	7	1921	4	3188	N	N	945 26TH AV
4	920990	0455	04/06/01	275000	910	0	7	1905	5	4080	Y	N	3112 E HARRISON ST
4	501500	1030	06/30/00	307500	920	0	7	1909	4	4000	N	N	2433 E ALOHA ST
4	982870	0502	12/11/00	281000	940	560	7	1998	3	5258	N	N	107 31ST AV E
4	501500	1200	03/09/00	300000	940	0	7	1901	5	4000	N	N	2617 E ALOHA ST
4	721740	0450	05/22/00	280000	940	940	7	1931	4	2835	N	N	2514 E SPRING ST
4	501500	1005	10/23/00	322910	950	0	7	1906	4	4000	Y	N	2449 E ALOHA ST
4	501600	2320	03/22/01	340000	960	480	7	1978	4	6630	Y	N	453 26TH AV E
4	155620	0045	07/19/01	313000	960	760	7	1914	5	2180	N	N	721 29TH AV
4	501600	1085	08/24/00	265950	970	420	7	1963	3	3750	Y	N	324 25TH AV E
4	501600	2180	04/26/01	319000	970	890	7	1901	5	2500	N	N	418 25TH AV E
4	982820	2465	11/15/01	282000	1000	850	7	1908	4	4000	Y	N	1511 32ND AV
4	982820	0455	03/15/01	245000	1000	0	7	1922	4	4800	Y	N	1514 25TH AV

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
4	982870	2063	12/18/01	215000	1000	0	7	1993	3	1637	Y	N	1825 27TH AV
4	982870	2064	12/26/01	230000	1000	0	7	1993	3	1668	Y	N	1821 27TH AV
4	983930	0581	10/04/00	170000	1010	0	7	1924	3	2520	N	N	2902 E SPRING ST
4	501600	2101	02/16/00	291000	1010	0	7	1951	5	4065	N	N	2507 E MERCER ST
4	501600	0270	11/05/01	349900	1010	200	7	1922	4	4200	Y	N	300 29TH AV E
4	515770	0110	06/30/00	268000	1030	200	7	1941	5	5000	N	N	823 33RD AV
4	982820	2045	01/19/01	215000	1030	0	7	2001	3	3400	Y	N	2916 E OLIVE ST
4	982870	1575	08/22/00	326000	1040	1040	7	1960	5	4000	Y	N	200 27TH AV E
4	381440	0125	09/06/01	245000	1060	850	7	1910	4	2874	N	N	903 29TH AV
4	684070	0070	06/21/00	239950	1060	0	7	1924	5	5996	N	N	806 25TH AV
4	501500	1020	11/14/00	329000	1070	0	7	1909	5	4000	Y	N	2443 E ALOHA ST
4	684070	0030	03/22/01	259950	1080	0	7	1923	4	4995	N	N	902 25TH AV
4	982820	2220	05/10/01	317000	1080	1080	7	1921	4	4400	Y	N	1629 31ST AV
4	501600	1615	05/15/01	295000	1080	300	7	1968	3	4000	N	N	446 27TH AV E
4	982870	0185	08/01/00	308000	1080	500	7	1910	4	4000	Y	N	133 32ND AV E
4	536620	0115	09/15/01	270500	1090	200	7	1924	4	3495	N	N	835 31ST AV
4	920990	0660	03/10/00	195000	1100	850	7	1979	3	4400	Y	N	312 DEWEY PL E
4	982820	2490	02/06/01	289060	1100	810	7	1978	4	4000	Y	N	1608 31ST AV
4	757570	0100	06/18/01	397500	1100	0	7	1922	5	6500	Y	N	1708 33RD AV
4	796010	0340	02/22/00	187500	1110	860	7	1980	4	3600	N	N	713 27TH AV
4	501600	0305	03/24/00	315000	1110	0	7	1908	5	3800	Y	N	321 DEWEY PL E
4	982820	0055	12/26/01	275000	1120	0	7	1908	4	3750	N	N	1609 24TH AV NW
4	982820	0425	04/26/00	219950	1150	480	7	1981	3	7200	N	N	1507 25TH AV
4	982820	0400	10/16/01	255000	1150	0	7	1995	3	4800	N	N	1525 25TH AV
4	501600	2810	06/01/01	389000	1150	0	7	1924	5	4100	Y	N	455 24TH AV E
4	118900	0580	12/19/00	160000	1170	0	7	1908	3	3408	N	N	1127 MARTIN LUTHER KING JR WY
4	982820	0147	03/16/00	260000	1180	0	7	1994	3	1800	Y	N	1704 24TH AV
4	533220	0155	07/31/01	395000	1190	0	7	1926	3	5500	Y	N	611 LAKE WASHINGTON BL E
4	982870	1925	04/06/01	298000	1210	970	7	1900	4	4800	Y	N	121 27TH AV E

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
4	982820	2350	09/08/00	297500	1220	300	7	1923	4	4400	Y	N	1509 31ST AV
4	118900	1435	08/04/01	260000	1230	690	7	1908	4	6470	N	N	942 MARTIN LUTHER KING JR WY
4	982820	2630	05/11/00	352000	1230	300	7	1929	4	4000	Y	N	1718 31ST AV
4	211020	0185	05/25/01	434950	1230	0	7	1908	4	4500	N	N	724 33RD AV
4	118900	0210	08/03/00	199000	1250	0	7	1989	3	3164	N	N	2712 E UNION ST
4	118900	0700	07/27/00	267800	1250	170	7	1906	4	4128	N	N	1118 27TH AV
4	118900	0245	08/14/00	299900	1250	600	7	1909	4	4200	N	N	1421 MARTIN LUTHER KING JR WY
4	983930	0325	07/25/01	227000	1280	0	7	1945	4	8800	N	N	1409 30TH AV
4	134430	0355	01/11/00	220000	1280	0	7	1917	4	4200	Y	N	516 23RD AV E
4	501500	0190	04/30/01	405000	1280	720	7	1908	5	4211	Y	N	2406 E HELEN ST
4	982820	2120	06/04/01	241000	1310	0	7	1944	4	6600	Y	N	3015 E HOWELL ST
4	982820	1920	07/31/00	279000	1310	1310	7	1945	4	7200	Y	N	2905 E OLIVE ST
4	982820	1920	07/23/01	333500	1310	1310	7	1945	4	7200	Y	N	2905 E OLIVE ST
4	982820	1355	03/31/00	320000	1320	0	7	1929	4	4800	Y	N	1730 27TH AV
4	118900	1335	06/22/01	293500	1320	0	7	2001	3	2822	N	N	945 MARTIN LUTHER KING JR WY
4	983930	1290	12/20/00	290000	1320	0	7	1989	3	4400	N	N	2909 E SPRING ST
4	722850	0075	03/09/01	210000	1330	0	7	1905	4	3513	N	N	1532 23RD AV
4	721740	1205	03/23/00	234000	1330	0	7	1900	5	6022	N	N	916 25TH AV
4	982870	0245	02/04/00	258000	1330	950	7	1944	4	8030	N	N	216 31ST AV E
4	982820	1215	12/11/01	245000	1350	0	7	1928	4	5400	N	N	1612 27TH AV
4	501600	0440	05/17/00	390000	1350	0	7	1901	5	5120	N	N	311 29TH AV E
4	501600	0170	08/01/01	329000	1360	0	7	1903	4	4800	N	N	2908 E HARRISON ST
4	983930	0205	01/27/00	352000	1370	220	7	1908	5	4400	Y	N	1423 31ST AV
4	982820	1200	06/22/00	291500	1380	0	7	1929	4	3150	N	N	1600 27TH AV
4	982820	1870	06/25/01	206500	1380	190	7	1902	4	3600	Y	N	1505 30TH AV
4	721740	0895	04/25/00	200000	1380	0	7	2000	3	6791	N	N	929 24TH AV
4	912610	1935	01/27/00	221000	1400	400	7	1906	4	2400	N	N	2303 E COLUMBIA ST
4	034200	0275	08/15/01	265000	1410	0	7	1907	3	2160	N	N	3312 E CHERRY ST
4	501500	1430	04/27/01	330000	1420	0	7	1984	3	4000	N	N	2712 E ROY ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
4	982820	1035	04/10/01	326500	1420	430	7	1907	5	4200	N	N	1511 27TH AV
4	715220	0465	04/17/00	315000	1430	0	7	1926	5	3600	N	N	1423 33RD AV
4	982820	0005	09/26/00	261300	1430	0	7	1904	4	7670	N	N	2312 E PIKE ST
4	533220	0555	04/11/01	300000	1440	0	7	1910	5	4000	N	N	2814 E VALLEY ST
4	722850	0094	12/25/01	233000	1480	0	7	1943	5	7239	N	N	1514 23RD AV
4	721740	0875	11/21/01	245000	1480	0	7	1976	5	6759	N	N	939 24TH AV
4	982820	0075	05/08/01	220000	1520	0	7	1901	3	7200	N	N	1627 24TH AV
4	982820	1810	12/06/00	275000	1530	0	7	1908	4	4800	N	N	1526 29TH AV
4	155620	0150	06/22/00	329500	1530	0	7	1907	4	3846	N	N	721 30TH AV
4	684070	0005	06/20/00	319000	1530	0	7	1920	4	4997	N	N	910 26TH AV
4	982820	1195	08/31/00	175000	1540	0	7	1925	3	4800	N	N	2720 E PIKE ST
4	983930	0155	06/14/00	264000	1540	0	7	1904	4	4720	N	N	1424 31ST AV
4	982870	0825	01/31/01	380000	1600	1020	7	1929	5	4800	Y	N	130 29TH AV E
4	501500	1315	01/05/01	322000	1610	0	7	1908	5	2640	N	N	715 28TH AV E
4	796010	0451	05/03/00	210000	1640	0	7	1914	4	3400	N	N	2715 E COLUMBIA ST
4	983930	0170	04/12/01	385000	1640	0	7	1903	4	6600	Y	N	1434 31ST AV
4	982820	1202	02/17/00	282600	1650	0	7	1929	3	3150	N	N	1606 27TH AV
4	722850	0200	12/22/00	219950	1660	0	7	1904	4	2835	N	N	944 23RD AV
4	381440	0090	11/28/01	419000	1660	0	7	1925	3	3978	N	N	828 29TH AV
4	721740	0990	07/10/01	225000	1730	0	7	1903	3	7680	N	N	924 24TH AV
4	009700	0080	02/10/00	395000	1740	0	7	1907	4	4000	N	N	1529 34TH AV
4	982870	0180	09/21/00	412000	1780	800	7	1908	4	4000	Y	N	137 32ND AV E
4	982820	0887	12/18/01	283999	1810	0	7	1911	3	6000	N	N	1625 27TH AV
4	982870	1310	06/16/00	275000	1850	0	7	1995	3	4906	N	N	1817 29TH AV
4	983930	1170	05/04/01	412000	1850	1060	7	1960	4	4400	Y	N	930 30TH AV
4	982820	0930	07/10/01	362500	1970	0	7	1961	3	6000	N	N	1603 27TH AV
4	982820	1595	07/31/00	349950	2010	0	7	1923	5	4800	N	N	1621 29TH AV
4	982870	1795	04/23/01	412250	2880	0	7	1980	3	6600	Y	N	209 27TH AV E
4	051900	0240	10/23/00	336000	2970	0	7	1992	3	5582	N	N	811 24TH AV

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
4	920990	0300	01/19/01	382500	3050	0	7	1987	3	4400	N	N	431 31ST AV E
4	501600	2456	11/09/01	317000	880	400	8	1985	3	3200	Y	N	319 25TH AV E
4	320430	0880	06/21/01	439500	990	400	8	1951	5	6000	N	N	1201 26TH AV E
4	982820	1012	09/05/00	314000	1000	0	8	1914	4	3600	N	N	1521 27TH AV
4	757570	0030	03/23/01	346500	1030	370	8	1985	3	4000	Y	N	1726 32ND AV
4	501500	1120	09/22/00	349950	1070	490	8	1977	3	4000	Y	N	2430 E VALLEY ST
4	320430	0765	09/27/01	439000	1070	350	8	1947	5	6000	N	N	1123 26TH AV E
4	982820	2700	12/22/01	285000	1090	0	8	1928	4	3120	Y	N	3115 E HOWELL ST
4	982820	0744	11/14/00	249000	1120	0	8	1998	3	988	N	N	1730 26TH AV
4	133880	1055	07/30/01	223369	1130	300	8	1927	3	3600	N	N	806 23RD AV E
4	982870	1605	07/28/00	336000	1130	610	8	1995	3	2350	N	N	214 27TH AV E
4	501500	1410	06/19/01	340000	1150	0	8	1997	5	3300	N	N	2620 E ROY ST
4	501600	1340	02/14/01	339950	1250	450	8	1988	3	2500	N	N	402 26TH AV E
4	920990	0330	06/01/01	385950	1250	1030	8	1984	3	4400	N	N	405 31ST AV E
4	757570	0005	01/15/01	340000	1260	560	8	1998	3	4000	Y	N	1712 32ND AV
4	095800	0005	05/18/00	321500	1270	500	8	1918	4	5625	N	N	326 23RD AV E
4	983930	1285	03/15/01	374100	1270	0	8	2000	3	4400	N	N	948 29TH AV
4	983930	1285	06/30/00	235000	1270	0	8	2000	3	4400	N	N	948 29TH AV
4	501600	1325	06/05/00	270000	1290	0	8	1987	3	2500	N	N	408 26TH AV E
4	982820	1473	10/15/01	340000	1330	0	8	1994	3	5404	N	N	1725 29TH AV
4	715220	0145	06/19/00	405000	1330	0	8	1901	3	5000	N	N	1422 33RD AV
4	982820	0245	01/15/01	293000	1340	0	8	1904	3	3600	Y	N	1610 24TH AV
4	983930	0785	12/04/01	419950	1340	0	8	1909	3	4400	Y	N	1130 30TH AV
4	982820	2535	04/18/00	349950	1360	0	8	1929	4	3025	Y	N	3103 E OLIVE ST
4	501600	2185	04/05/01	335000	1370	0	8	1987	3	2500	N	N	416 25TH AV E
4	501500	1515	07/23/01	524950	1370	0	8	1907	5	2100	Y	N	714 24TH AV E
4	501600	1290	05/23/01	500000	1370	670	8	1987	3	4000	Y	N	422 26TH AV E
4	501600	2465	05/28/01	419000	1380	540	8	1986	3	3200	Y	N	323 25TH AV E
4	982820	1255	02/11/00	329950	1420	530	8	1992	3	3600	N	N	2709 E OLIVE ST

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4	320430	0825	08/21/01	378000	1450	0	8	1928	4	4800	N	N	1218 25TH AV E
4	796010	0207	09/14/01	239950	1450	0	8	1906	4	4814	N	N	800 27TH AV
4	501500	1265	08/22/01	465000	1450	270	8	1906	5	6000	Y	N	2628 E VALLEY ST
4	536620	0380	12/10/01	398000	1460	0	8	1906	4	3419	N	N	755 32ND AV
4	533220	0460	09/25/01	172000	1460	0	8	1950	3	7600	N	N	2821 E WARD ST
4	501500	1429	07/12/01	353000	1470	0	8	1989	3	4000	N	N	2710 E ROY ST
4	501500	0685	11/28/00	355000	1480	200	8	1977	3	3300	N	N	2624 E ALOHA ST
4	211020	0095	07/10/00	307500	1490	0	8	1906	5	3000	N	N	734 32ND AV
4	982820	1910	04/17/00	389900	1490	900	8	1922	4	5040	Y	N	1622 29TH AV
4	118600	0180	05/26/00	360000	1500	600	8	1931	3	3622	Y	N	3201 E PINE ST
4	918470	0015	06/21/01	377500	1510	0	8	1908	3	4300	N	N	906 32ND AV
4	796010	0245	06/01/00	225000	1560	330	8	1910	5	4800	N	N	823 MARTIN LUTHER KING JR WY
4	982870	1660	11/28/00	315000	1570	0	8	1930	4	4691	N	N	225 MARTIN LUTHER KING JR WY E
4	501600	3000	05/31/00	341000	1600	0	8	1909	5	5000	N	N	431 25TH AV E
4	501600	0215	05/16/01	421000	1600	0	8	2000	3	3200	N	N	2915 E REPUBLICAN ST
4	982870	1540	11/01/00	305000	1630	0	8	1981	4	3440	Y	N	129 MARTIN LUTHER KING JR WY E
4	501500	1645	03/21/01	500000	1700	0	8	1926	4	4760	Y	N	705 24TH AV E
4	982820	0207	03/24/00	275950	1710	0	8	1998	3	1750	N	N	1723 B 25TH AV
4	982820	0207	05/05/01	304950	1710	0	8	1998	3	1750	N	N	1723 B 25TH AV
4	320430	0920	04/10/01	769450	1730	1730	8	1952	5	12000	N	N	1221 26TH AV E
4	983930	1060	06/27/01	450000	1740	0	8	1903	3	4400	Y	N	3105 E SPRING ST
4	983930	1160	07/18/00	389000	1750	0	8	1910	4	4400	Y	N	922 30TH AV
4	501500	1125	03/22/01	495000	1750	500	8	1985	3	4000	Y	N	2434 E VALLEY ST
4	757570	0020	02/26/01	466000	1760	0	8	1984	3	4000	Y	N	1718 32ND AV
4	920990	0085	01/13/00	435000	1770	330	8	1987	3	5500	N	N	537 LAKE WASHINGTON BL E
4	983930	0240	04/12/00	347500	1780	0	8	1996	3	5500	Y	N	1410 30TH AV
4	982870	1150	12/17/00	405000	1780	0	8	2000	3	4800	N	N	2801 E JOHN ST
4	320430	1160	04/26/00	385000	1810	400	8	1987	3	3000	N	N	1400 26TH AV E
4	501500	1085	12/05/01	400000	1810	400	8	1901	5	4200	N	N	2400 E VALLEY ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
4	320430	1150	06/30/00	410000	1810	400	8	1987	3	3000	N	N	1406 26TH AV E
4	211020	0110	03/31/00	285000	1820	0	8	1902	4	5000	N	N	720 32ND AV
4	501500	0255	11/16/01	475000	1840	0	8	1903	5	4000	N	N	2314 E WARD ST
4	536620	0050	09/26/00	315000	1880	0	8	1907	4	3600	N	N	803 32ND AV
4	118900	0070	01/25/00	329950	1890	0	8	2000	3	3324	N	N	2608 E UNION ST
4	118900	0070	08/16/01	340000	1890	0	8	2000	3	3324	N	N	2608 E UNION ST
4	796010	0450	05/08/00	279900	1960	0	8	1998	3	3600	N	N	723 MARTIN LUTHER KING JR WY
4	501600	3010	11/07/00	417000	1970	0	8	1987	3	4600	Y	N	433 25TH AV E
4	796010	0190	03/20/01	390000	1990	0	8	1908	4	5520	N	N	810 27TH AV
4	381440	0085	04/03/01	450000	2050	600	8	1919	4	4056	N	N	824 29TH AV
4	983930	1245	05/14/01	399000	2070	820	8	1988	3	4400	N	N	920 29TH AV
4	320430	0160	06/28/01	465000	2110	0	8	1928	4	4800	Y	N	1222 24TH AV E
4	381440	0115	03/16/01	388000	2200	0	8	2000	3	2842	N	N	813 29TH AV
4	982870	1530	04/12/00	363000	2250	0	8	1998	3	6867	Y	N	2719 E JOHN ST
4	982870	1521	08/25/00	438000	2280	0	8	1986	3	3920	Y	N	134 27TH AV E
4	501500	1055	02/10/00	477000	2310	1070	8	1925	5	4000	N	N	2413 E ALOHA ST
4	501500	0370	06/26/00	399500	1430	0	9	2000	3	2295	Y	N	2510 E HELEN ST
4	501500	1544	11/20/01	419500	1470	430	9	1987	3	4000	N	N	2418 E ROY ST
4	920990	0125	07/05/01	485000	1560	380	9	2001	3	2880	N	N	3024 E REPUBLICAN ST
4	009700	0100	04/24/00	575000	1600	650	9	1907	5	4000	N	N	1521 34TH AV
4	320430	0075	06/29/00	639900	1730	240	9	1914	5	7440	N	N	1409 25TH AV E
4	501600	0268	04/21/00	495000	1730	0	9	2000	3	4200	N	N	304 29TH AV E
4	501500	0075	03/08/00	450000	1830	0	9	1984	3	5073	N	N	2614 E HELEN ST
4	320430	1020	05/01/00	636000	1880	250	9	1910	5	6000	N	N	1400 25TH AV E
4	501500	0040	11/29/00	517000	1910	660	9	1985	3	5035	N	N	2706 E HELEN ST
4	501500	0485	01/26/00	460000	2000	240	9	1987	3	4000	N	N	2619 E HELEN ST
4	501500	1550	08/28/00	545000	2040	770	9	2000	3	4000	Y	N	2424 E ROY ST
4	501500	1550	12/19/01	577000	2040	770	9	2000	3	4000	Y	N	2424 E ROY ST
4	533220	0615	02/07/01	599950	2040	0	9	2000	3	3968	N	N	2814 E ROY ST

Sales Available for Annual Update Analysis
Area 15
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
4	533220	0610	06/19/01	518901	2100	0	9	2000	3	4000	N	N	2810 E ROY ST
4	501500	1260	06/21/00	424950	2100	0	9	1996	3	3300	N	N	2624 E VALLEY ST
4	501500	1520	06/18/01	526128	2200	480	9	1991	3	4200	Y	N	2400 E ROY ST
4	501500	0610	12/06/01	565000	2210	740	9	1993	3	4000	N	N	2617 E WARD ST
4	533220	0470	10/20/00	525000	2320	0	9	1987	3	6600	N	N	2815 E WARD ST
4	501500	0365	07/13/00	599500	1910	0	10	2000	3	4000	Y	N	2505 E HELEN ST
4	982820	2025	09/22/00	529950	2100	780	10	2000	3	7200	Y	N	1719 30TH AV
4	320430	0490	02/15/01	719000	2110	1050	10	2000	3	4440	Y	N	1070 24TH AV E
4	501500	0347	11/08/00	719000	2560	940	10	2000	3	4000	Y	N	2517 E HELEN ST
4	501500	0346	12/11/00	719900	2560	940	10	2000	3	4000	Y	N	2521 E HELEN ST
4	501500	1235	12/11/01	547000	2670	730	10	2000	3	4000	Y	N	2606 E VALLEY ST
4	533220	0565	12/08/00	825000	2920	0	10	2000	3	5100	N	N	707 29TH AV E
4	320430	0330	10/16/00	749000	3070	200	10	1993	3	6000	Y	N	1126 24TH AV E
4	501500	1505	06/20/01	870000	3690	0	11	2000	3	4000	Y	N	2407 E VALLEY ST
11	056700	0295	09/04/01	261000	700	500	6	1924	4	3150	N	N	2957 S NORMAN ST
11	155620	0255	11/08/01	200000	1000	0	6	1925	4	4255	N	N	533 30TH AV
11	783380	0090	10/19/00	193000	1050	0	6	1901	3	4800	N	N	315 28TH AV S
11	125020	0786	08/29/00	185000	1080	1040	6	1906	4	2400	N	N	2705 S KING ST
11	125020	0820	06/08/00	269500	760	0	7	1905	5	6000	N	N	520 MARTIN LUTHER KING JR WY S
11	684070	0570	03/28/01	256750	850	0	7	1920	4	4550	N	N	522 28TH AV
11	713730	0245	09/24/01	220000	860	0	7	1919	3	2805	N	N	2710 S JUDKINS ST
11	042404	9032	06/05/01	417000	960	800	7	1998	3	2960	Y	N	839 31ST AV S
11	073000	0121	07/07/00	127504	980	0	7	1998	2	2226	N	N	1320 MARTIN LUTHER KING JR WY S
11	536620	0705	08/14/01	316000	1000	560	7	1987	3	4500	N	N	541 31ST AV
11	936360	0380	11/07/01	315000	1140	0	7	1924	4	6000	N	N	517 31ST AV
11	955220	0035	10/06/00	339900	1200	0	7	1925	5	5040	N	N	521 30TH AV S
11	684070	1475	09/11/01	380000	1250	0	7	1925	4	4550	N	N	207 29TH AV
11	155620	0175	10/06/00	299000	1340	0	7	1906	4	3240	N	N	2915 E CHERRY ST
11	955220	0050	08/17/00	310000	1400	0	7	1910	4	5040	N	N	535 30TH AV S

Sales Available for Annual Update Analysis
Area 15
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
11	936360	0417	06/12/00	299500	1470	250	7	1914	4	2590	N	N	3110 E JEFFERSON ST
11	125020	1245	06/14/01	275000	1480	0	7	1919	4	4800	N	N	310 29TH AV S
11	536620	0590	11/13/01	269000	1530	0	7	1917	4	4200	N	N	3017 E CHERRY ST
11	034200	0550	07/23/01	429000	1550	0	7	1910	4	6000	N	N	628 32ND AV
11	684070	1480	11/07/01	289000	1650	250	7	1925	3	4550	N	N	211 29TH AV
11	936360	0325	08/07/01	490000	1820	0	7	1996	3	5000	Y	N	421 31ST AV
11	918720	0130	09/13/01	351500	1830	0	7	1925	5	6120	Y	N	125 28TH AV
11	125020	1308	10/11/00	370000	1880	0	7	1993	3	5409	N	N	309 30TH AV S
11	341660	0700	01/11/01	380000	2010	0	7	1912	5	6000	N	N	127 31ST AV
11	955220	0080	04/13/01	390000	740	720	8	1983	3	5040	Y	N	526 29TH AV S
11	447340	0041	05/11/00	245000	820	200	8	1959	4	5200	Y	N	715 31ST AV S
11	936360	0440	05/01/00	319000	900	900	8	1912	4	3000	N	N	518 31ST AV
11	056700	0027	07/31/00	386000	950	0	8	1915	5	3000	Y	N	817 30TH AV S
11	536620	0470	04/17/00	310000	1200	0	8	1907	5	4160	N	N	3107 E CHERRY ST
11	936360	0457	09/06/00	395000	1200	300	8	1910	5	3500	N	N	3104 E JEFFERSON ST
11	936360	0416	06/01/01	365000	1210	500	8	1995	4	2340	N	N	505 32ND AV
11	569900	0025	11/14/00	358000	1330	190	8	1949	4	4533	Y	N	921 31ST AV S
11	035700	0020	04/24/00	290000	1450	0	8	1912	5	3760	Y	N	1121 31ST AV S
11	713730	0100	06/28/00	242000	1500	0	8	1996	3	2310	N	N	2720 S ELMWOOD PL
11	125020	1230	02/07/01	357000	1510	0	8	1991	3	2100	N	N	2911 S MAIN ST
11	364410	0007	01/12/00	249000	1560	0	8	1999	3	1381	N	N	2805 S JUDKINS ST
11	536620	0695	03/03/00	345000	1570	0	8	1907	3	3000	N	N	539 31ST AV
11	034200	0530	06/08/01	355750	1580	0	8	1908	4	6000	N	N	616 32ND AV
11	536620	0580	10/19/00	425000	1640	440	8	1906	5	3000	N	N	619 32ND AV
11	783380	0070	08/27/01	269000	1700	0	8	1997	3	4400	N	N	2709 S MAIN ST
11	125020	1545	11/29/01	469000	1720	0	8	1925	5	3600	Y	N	539 31ST AV S
11	936360	0280	01/28/00	335000	1740	200	8	1912	5	3300	Y	N	422 31ST AV
11	125020	1580	07/05/01	278500	1780	0	8	1920	4	6000	Y	N	527 31ST AV S
11	036600	0030	03/07/01	275000	1840	0	8	1906	4	4650	N	N	208 29TH AV

Sales Available for Annual Update Analysis
Area 15
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
11	918720	0320	10/15/01	499000	1890	0	8	1906	4	5750	Y	N	151 30TH AV
11	341660	1000	06/09/00	379000	2020	140	8	1906	4	4300	N	N	2809 S WASHINGTON ST
11	860190	0090	10/05/00	455000	2050	0	8	1907	5	5500	N	N	314 29TH AV
11	034200	0520	04/20/01	500000	2230	0	8	1990	3	6000	N	N	608 32ND AV
11	341660	0681	05/24/01	472500	2350	0	8	1992	3	4800	N	N	147 31ST AV
11	125020	1435	06/14/01	430000	2700	0	8	1909	4	6000	N	N	418 30TH AV S
11	379600	0255	12/21/00	375000	2950	0	8	1904	4	5000	N	N	2765 S WASHINGTON ST
11	125020	1305	04/27/00	330000	3090	1070	8	1901	4	6000	N	N	315 30TH AV S
11	341660	0535	05/01/00	440000	1550	0	9	1986	5	4000	Y	N	3009 S WASHINGTON ST
11	936360	0345	06/13/00	415000	1600	0	9	2000	3	7500	N	N	418 30TH AV
11	056700	0110	12/08/00	515000	2770	0	9	1903	5	7280	Y	N	907 30TH AV S
11	034200	0235	02/18/00	501975	1790	0	10	1905	5	6000	N	N	632 33RD AV
11	125020	0975	07/07/00	549950	2090	820	10	2000	3	6000	N	N	319 29TH AV S
11	000760	0186	03/29/00	637589	2360	120	10	1909	5	6480	Y	N	109 30TH AV S
11	918720	0285	06/28/00	580900	2380	140	10	1908	5	5000	Y	N	124 29TH AV

**Vacant Sales Available to Develop the Valuation Model
Area 15**

There are an insufficient number of vacant sales to develop a valuation model.